



City of Dublin

Office of the City Manager

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Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: August 8, 2013

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning

Re: Bridge Street District Zoning Regulations Evaluation and Update

Summary

During the adoption process for the Bridge Street District zoning regulations, the City's consultants stressed the importance of monitoring the effectiveness of the Code and periodically revising the regulations to ensure the intent of the Vision Plan was appropriately implemented. This memo provides a summary of the types of development applications that have been reviewed in the Bridge Street District, general categories of items identified for potential Code revision, and a description of the expected process for reviewing and adopting Code amendments.

Background

Since adoption of the regulations in March 2012, the Administrative Review Team (ART) has reviewed approximately 40 applications for projects located in the Bridge Street District, particularly in the Historic District. Most of these have been Minor Project Review applications, including requests for new or modified signs, façade improvements or expansions to existing structures, and minor site modifications.

Code Amendment Categories

As the ART has reviewed applications over the past year, and as general development inquiries are put forth, Planning has maintained a list of Code requirements that warrant further review and possible amendment. Items identified thus far fall into four general categories:

- *Technical corrections* – There are a small number of incorrect cross references and other technical errors to be resolved.
- *Modifications to use or development requirements* – Some changes to Code requirements (*e.g.* permitted uses/specific use standards, building type requirements, site development standards, etc.) may be appropriate where issues have been identified during the review of recent development proposals.
- *Clarifications of intent* – Some revisions may be appropriate to better explain how a Code requirement is intended to be implemented. These typically will not change the basic requirement, but will improve the Code's usability.
- *Refinements to application and review procedures* – Some adjustments may be considered based on lessons learned from the administrative review procedures.

Process

The Bridge Street District zoning regulations include provisions for "Code Administration," stating that the Planning and Zoning Commission and the Architectural Review Board may evaluate and monitor the application of the Code requirements. Each board may advise the ART as to whether it finds the requirements are being applied correctly, and may recommend to City Council any changes needed to better implement the Bridge Street Corridor Vision Report, the Community Plan, and other applicable City policies.

Planning recommends using the Code required amendment review process, with required hearings by the Planning and Zoning Commission and City Council. Potential amendments will be identified by the representative divisions of the ART and will then be presented to the Planning and Zoning Commission (and Architectural Review Board, as applicable). This review process will include the opportunity for Board and Commission members to recommend additional or alternative Code modifications for Council's consideration.

Edwards Apartment Building/DVC Street Network Post-Approval Evaluation

Following approval of the Basic Plan by the Planning and Zoning Commission, the ART approved the Site Plan Review application for the Edwards Apartment Building and a related Development Plan for a portion of the Dublin Village Center street network on July 11, 2013. The Edwards project was the first large-scale development with significant new construction and street infrastructure to be reviewed under the Bridge Street District procedures. The related applications have been the most significant test thus far of the Bridge Street District zoning regulations. While the majority of the regulations have been successful in achieving the critical objectives of the Vision Plan, the project has also yielded some potential Code modifications and clarifications.

In addition to the other projects as noted in this memo, the ART will be suggesting improvements to the Code based on its experience with this project. An architectural consultant engaged by the ART to provide a technical review of the Edwards proposal during the Site Plan Review has also been invited to provide feedback on the Code's Building Type requirements. The applicant has also been invited to provide comments on the Code for the City's consideration.

Additional evaluations will take place during the permit review process, and once construction of the Edwards Apartment building and related infrastructure is completed (currently scheduled for 2014).

Proposed Code Evaluation and Update Timeline

A comprehensive review process, based on all the projects that have come through the Bridge Street District, including the Edwards proposal, is currently in progress. Once completed, the formal Code amendment process will begin.

Planning proposes the following timeline to complete the Code evaluation and update:

- August – Completion of Edwards/DVC Post-Approval Evaluation (ART)
- September – Initial overview of Code issues and potential amendments (PZC/ARB)
- October/November – Drafting of proposed amendments and review and recommendation by ART

- November/December – Review/recommendation of proposed amendments (PZC/ARB)
- January/February 2014 – City Council review of proposed amendments

Recommendation

Information only. Planning will provide additional information on the Code evaluation and update schedule as it proceeds.